

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin How to Complete the National Register of Historic Places Registration Form (formerly 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative descriptions on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Castlewood Terrace

other names/aka number

2. Location

street & number 819-959 West Castlewood Terrace not for publication ☐

city or town Chicago vicinity

state Illinois code IL county Cook code 031 zip code 60640

3. State/Federal Agency/Tribal Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal Agency or Tribal government

In my opinion, the property meets ☐ does not meet the National Register Criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau or Tribal government

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register

☐ See continuation sheet

☐ determined eligible for the National Register

☐ See continuation sheet

☐ determined not eligible for the National Register

☐ removed from the National Register

other (explain):

Castlewood Terrace

Cook County, Illinois

Name of Property

County and State

3. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private

☒ public-local

☐ public-State

☐ public-Federal

Category of Property (Check only one box)

☐ building(s)

☐ district

☐ site

☐ structure

☐ object

Number of Resources within Property (do not include previously listed resources in the county)

Contributing

40

Noncontributing

3

buildings

sites

structures

objects

40

3

Total

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

DOMESTIC

Current Functions (Enter categories from instructions)

DOMESTIC

EDUCATION: public elementary school (non-contributing)

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS

AND-AMERICAN MOVEMENTS:

Colonial, Classical, and Tudor revivals; Prairie, Bungalow

Materials

(Enter categories from instructions)

foundation STONE, BRICK

BRICK, STUCCO

walls

roof TILE, COMPOSITION

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets.

8. Statement of Significance**Applicable National Register Criteria**

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

(A) Community planning
and development

(C) Architecture

Period of Significance

1896-1958

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation**Architect/Builder**(See list at end of
narrative statement.)**9. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository: Illinois Historic
Structures Survey;
Chicago Historic
Resources Survey

Castlewood Terrace

Cook County, Illinois

Name of Property

County and State

10. Geographical Data

Acreage of Property 7.6

UTM References (Place additional UTM references on a continuation sheet)

1	Zone	Easting	Northing
2	Zone	Easting	Northing
3	Zone	Easting	Northing
4	Zone	Easting	Northing

X See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Martin C. Tangora

organization

date July 9, 2008

street & number 4636 N. Magnolia Avenue

telephone (312) 996 3064

city or town Chicago

state IL

zip code 60640-4902

Additional Documentation

Submit the following items with the completed form.

Continuation Sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.**Additional Items:** (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Multiple owners

street & number

telephone

city or town

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing this form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Keeper of the National Register of Historic Places, National Park Service, 1849 C St. NW, Washington, DC 20240.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 7 Page 1

7. Description

Summary

Castlewood Terrace is a single long block in Chicago's street grid. Running east from Sheridan Road, it originally ended at the shore of Lake Michigan, but now ends at Marine Drive, facing Lincoln Park, the Outer Drive, and the lake. The historic core consists of 26 houses, all dating from between 1897 and 1927, with a median date of 1909. There are also a number of garages or ancillary structures in the rear of the houses. In addition, there are two institutional properties from about 1960 at the west end. Compared with other streets in Chicago, Castlewood Terrace is unusual or even unique in many ways. The lots are all at least fifty feet wide, but only 114 feet deep. There are no rear alleys, so every historic property has a driveway. A building line of 25 feet from the public way has been generally preserved. Every property is zoned for single-family use and has been so used since construction, except for the two institutional properties at the west end. And the houses reflect all these constraints; despite a wide variety of architectural styles, they have a strong commonality of materials, scale, and visual interest. Over the years, these buildings have undergone various minor additions and alterations. Some porches have been enclosed or added, some additions have been made at the roof or in the rear, and many windows have been replaced, usually only involving the sash and not the brick opening. However, these changes detract in only minor ways from the strong feeling of place and the overall historic integrity of the street as a whole.

Context and setting

Castlewood Terrace is situated on Chicago's lake shore in the Uptown Community Area. In this statement we have introduced two very strong forces that would normally have produced a densely built and densely populated street: the lakeshore has become known worldwide as a community of high-rise apartment buildings, and the Uptown area has been known since the 1920s as a commercial and entertainment center with a cluster of tall commercial and residential buildings.

For example, the Sheridan Plaza Hotel at 4607 Sheridan Road (National Register 1980), 12 stories high, was built in 1919-21 just a short distance away in the center of Uptown. And the Aquitania apartment building at 5000 Marine Drive (National Register 2002), 15 stories high, was built in 1923 just a short distance away on the lakefront, actually before Marine Drive existed.

The Castlewood Subdivision included both sides of Castlewood Terrace, and also the south side of Ainslie Street and the north side of Gunnison Street (formerly Lafayette Parkway). These adjacent blocks are built up more densely with mostly two- and three-story apartment buildings, and an eight-story apartment at Ainslie and Marine. There is not one single-family residence on either of these streets adjacent to Castlewood Terrace.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 7 Page 2

It should be mentioned that the Uptown area has gone through a long period of decline and blight. Some census tracts near Castlewood have had more than 50 per cent of their residents living below the federally defined poverty level. Directly west of Castlewood, on the 4800 and 4900 blocks of Kenmore and Winthrop, there was extensive demolition of blighted residential property over several decades in the last part of the 20th century. Castlewood never suffered from these effects, so in this respect it is unusual or even unique.

Historic Castlewood: General

The original subdivision produced building lots that were all 50 feet wide and 114 feet deep. There were 20 such lots on each side of Castlewood; three on each side at the west end are now devoted to institutional uses, leaving 34 in what we call the "historic core."

The most common residential lot size in Chicago is 25 by 125 feet. Thus the Castlewood lots are double width, but a little bit shallow. Early property owners sometimes bought two 50-foot lots in order to have more room for a yard or garden. To this date, there are only 26 houses in the core, so almost one-third of them have this extra space. In this way the streetscape benefits from an openness and spaciousness that one can rarely find in Chicago. Several areas on the North Side were laid out with 50-foot lots, such as Sheridan Park in Uptown (National Register 1985), or Lakewood-Balmoral in Edgewater (National Register 1999), but there are very few vacant lots, except -- as on the 4600 block of Malden Street in Sheridan Park -- where demolition of neglected and abandoned buildings in the 1960s and 1970s has not yet been corrected by redevelopment.

Every single one of the 26 historic houses on Castlewood is built of brick. This is perhaps one of the strongest factors in the cohesiveness of the streetscape.

With the exception of 819, all the historic houses are two, two-and-one-half, or three stories high. Taking advantage of the lot width, they generally are 30 to 35 feet wide, giving a generous and prosperous feeling to the street. Needless to say, the "typical" Chicago street of 25-foot lots cannot present such a streetscape.

Historic Castlewood: Details

Without giving a detailed description of all 26 historic houses, we will indicate their character and pick out some interesting special cases. Each of the shorthand numerical addresses in what follows is the street number of a house or property on West Castlewood Terrace in Chicago.

The Castlewood subdivision was announced in 1896 [Chicago Tribune, May 17, 1896]. Baird & Warner was in charge of lot sales. It may be that lot sales did not go so well as had been hoped. In any case, three announcements were made not long after this, each for three residences; but not all these houses were built. On October 30, 1897, The Economist had an article reporting that "The Castlewood Land Association is about to begin the construction of three attractive houses on this terrace after plans by John Arthur Rogers." The Tribune of October 23 reported a building

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 7 Page 3

permit for a house at [old street number] 1422 Castlewood, client Henry Wood. This appears to be the only one of the three that was actually built. It is the very attractive house at 936. Built of red brick, with a stone foundation above five feet high, and with a complex massing reminiscent of the American Queen Anne style, but with decorative touches of a Tudoresque character (similar to some of the houses that Rogers' older brother, James Gamble Rogers, would soon be designing on Dover Street in Sheridan Park), it has great curb appeal, with a tile roof, leaded glass, and much attention to detail. One can only regret the other two houses that were apparently drawn but not contracted.

Next, the Tribune of January 29, 1898, reports that building permits have been issued to the Castlewood Land Association for houses at 1423 and 1448 Castlewood, old street numbers which do not match any in the 1909 street-number-change directory. One is clearly 937, and the other apparently 916. But the permit for 1423, which would be 935 (same lot as 937), is for a "frame" house. The most likely reading is that "frame" is an error. At any rate, 937 is inhabited by the Foley family in the 1900 census, and 916 does not have a family, but the census finds a "watchman" there, and by 1904 a Daley family is listed there in the Blue Book.

Thirdly, in March 1898, a real-estate development partnership, [Oscar E.] Engstrand and [Carl A.] Lothgren, with offices on Chicago's South Side, announce three more houses on Castlewood, at 849, 917, and 854. In this case the three houses can be clearly identified.

Unfortunately, the second and third announcements say nothing about an architect.

The (brick) house at 935-937, which has a side yard, is built of quality Roman brick, and is very handsomely treated on the east or garden side. The house at 916 has symmetrical round bays on either side of the front entrance, a style which may have derived from the famous and prestigious Lathrop house (120 East Bellevue Place, National Register 1974). In recent years it has had several additions or modifications, but the front has not been altered.

The three Engstrand & Lothgren houses can easily be seen to be related and were undoubtedly by the same designer. They are simple in massing and feature attic dormers. The one at 849 appears to have original dormers on the front and both sides, attractive little windows with a polygonal plan. At 917, which has a similar light brown brick, the dormers may have been altered; they are now larger and more rectangular. In revenge, 917 has an attractive arched window over the front door; at 849 the corresponding feature has been altered in an unfortunate way. At 854, which is in red brick with a later yellow brick front porch, there have been several alterations, but one sees the polygonal dormers on the front and on the west. The second floor front of this house has apparently had a coat of stucco applied to give the look of a stone front; one sees at the corners that this is only a couple of inches thick.

The Lothgren family is shown at 849 in the 1900 census, and a Webster family at 917. The 854 house was advertised for rent in the Tribune of September 29, 1901.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 7 Page 4

=====

The 1905 Sanborn map shows nine houses on Castlewood: the six we have given above, and three all by the same architect, John S. Woollacott, built in 1902 and 1903. Again the permit announcements must be in error. The first, 924, was built for Sarah Woollacott, in dark red brick, with an unusual wide, blind-fronted polygonal bay on the east side. Its porch has been enclosed, apparently in 1937.

The other two Woollacott houses, if the attribution is correct, were announced for the Wert and the Lower families in 1902 and 1903, but the announcements give addresses which do not correspond to any other information -- 1905 Sanborn map, city directories, or ownership records. One supposes that the addresses were wrong, because the Wert and Lower families moved into 904 and 921, respectively, by 1905. Both these houses have a simple rectangular massing, not unlike 924. The house at 904 has an octagonal bay on the east. The house at 921 has outsized brackets which one supposes to have been a later alteration; and it has what one might call a "negative dormer," i.e., a small roof deck cut into the front-sloping roof where one might expect a dormer; this also is probably not historic. Both houses have had window alterations; at 904 they have been done carefully and do not detract.

The next seven houses in the core were built in 1908-1911. Four of them were commissioned by the Maltman family: Alexander S. [Scott] Maltman, who would become president of the Aetna State Bank, and his son James. They used three different architects, and at various times they resided in these or other houses on Castlewood. The house at 841 was designed for A. S. Maltman in 1908 by Andrew Sandegren and benefits from a garden lot on the east. In dark red brick, it could be called an American Four-square, with wide eaves and horizontal trim that perhaps reflect the Prairie School influence. Its front door is not original, and it has some small glass-block windows and some brick alterations on the west side. The house at 900 was built for the same client later in 1908 by architect Walter E. Perry. It is in the Tudor-Prairie flavoring, with a half-timbering effect. In June 1909 the Maltmans commissioned two houses, at 905 and 910, by architect William D. Mann. They are very similar red brick and stucco houses with large gables. At 910 there is a one-story front porch; at 905 a two-story enclosed brick porch was built quite recently.

Also dating from 1909 is the imposing residence at 835, designed by David Mahaffey for the Starks family. This is a grand house in brown brick on a wide lot. It has an open terrace across the front with a classical balustrade. The complex massing of the house gives a Queen Anne feel, unusual for this date. On the front and on both sides, large dormers with Palladian windows look down over a break in the eaves. The front door and most of the windows appear to have been altered but the house remains a strong and convincing statement. There is also a grand two-story garage and coachhouse, with three dormers. An old photograph has recently come to light which shows that this house originally had a one-story open porch across the front.

The attractive house at 920 is also from 1909, for which C. H. Thompson, a builder, was apparently architect, contractor, and client. In red brick, it has a round bay on one corner, and features three large, stylish dormers on front and sides; the front dormer and the round bay snuggle up in a charming fashion. From 1911 we have the classical house at 930, architect J. P. Hettinger, with sober styling quite in contrast to the two 1909 houses just described. Here the garage is attached on the west side of the house. The house is three stories in front and two in back; there are inconspicuous additions.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 7 Page 5

=====

In 1914-15 four more houses appear. The yellow brick house at 939 was actually built in 1902 at Leland and Sheridan, and moved here in 1914 when the other location became commercialized. It is built in plain light-brown Roman brick with a tile roof. The yellow-brick front porch apparently dates from 1954. The current owner removed aluminum siding from several small locations on house and garage, and re-covered those places with cedar shingle. The classical brick house at 940 was built around 1914 by an unidentified architect. Its most unusual feature, for such a simple classical design, is its side entrance.

The grand yellow-brick house at 850 was designed by C. W. Stevens in 1914. The brick has been handled with some attention, showing rectangular panels and dentil courses. There is a side yard to the east, and a large entry on that side. A one-story octagonal bay faces front and has simple leaded-glass transom windows. A garage is attached in the rear, probably dating from the historic period -- a one-story garage was built in 1917. The bungalow at 819 was built in 1915 and faced the sandy shore at that time. Its architect was Robert C. Berlin, better known for department stores, YMCAs, and large mansions. With red brick and a tile roof to harmonize it with the rest of the street, and a bay facing east toward the lake, it now has large plate-glass windows on the front.

Around 1916 an unknown architect designed the house at 824. Like its neighbor at 819, it then stood at the east end by the shore, and it has an entry on that side. With wide eaves and strong horizontal lines, it has a Prairie feeling, somewhat at odds with an attractive arched window on the side. Like several of its neighbors, it has a polygonal front bay. Windows have been altered but within the original brick openings.

There remain five houses that date from the 1920s. Walter E. Perry designed the house at 927 in 1920, but as it appears today it does not resemble the house he designed in 1908 at 900. The large overhanging shingled roof is an overwhelming element of the design and one would like to know when it was built, as it seems likely to have been a later alteration. The original permit calls for a garage, which has been bricked in.

At 830, a fine yellow brick house with a polygonal front bay was designed by August C. Wilmanns in 1923. Its large side yard is on the west side and its main entrance is on that side. Again we see patterned brickwork, which is also found in the detached garage at the rear.

The house at 840 also dates from 1923, by architect William Bernhard. This house has the most modern feeling on the street. In red brick, it has a simple style, a flat roof, and wide eaves and horizontal lines but can hardly be considered Prairie style. The attached garage on the east front apparently represents a 1929 change. Windows appear to have been altered. The house at 859 is by Lyman J. Allison in 1925. In many ways it reminds one of 850, with yellow brick slightly patterned, a tile roof, an octagonal front bay, and a side entrance facing the garden to the west.

Finally, J. J. Schwartz designed 843 in 1927. This house has a 1920s flavor, with tall narrow brick arched windows in front room that projects from the main house. But its yellowish brick and tile roof harmonize it with its neighbors.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 7 Page 6

The ends of the street

At the east end of Castlewood Terrace, there was originally a sandy beach. In the 1930s, Lake Shore Drive was built, and Marine Drive was put through, allowing access to Castlewood from the east. Not until 1988 were the issues resolved between developers who thought that the highest and best use for this property would be high-rise, and the residents who insisted on a continuation of single-family construction and use. In that year, the land at the east end was divided into seven lots, and seven single-family houses were designed by architect Ed Rapp of ER Associates. An alley was built on each side to give all these houses vehicular access to Marine Drive from the rear, obviating the need for driveways and curb cuts.

Because these houses were built after the end of the historic period, these properties are not included in the proposed district.

At the west end, at Sheridan Road, there were originally two residences on the north side and one large mansion on the south side. These were all gone by the 1950s. The McCormick Boys (and later Girls) Club bought this property. In 1958-60 they built the club building that now stands at the northeast corner of Sheridan and Gunnison; the architect was Perkins and Will. This club building stands outside the boundary of the proposed district. The southeast corner of Castlewood and Sheridan was kept as open space.

In 1962-64 the Board of Education built McCutcheon School on the east side of Sheridan between Castlewood and Ainslie. The proposed boundary of the Castlewood Terrace District roughly bisects the school, which was designed by Bertrand Goldberg, but cannot be considered a contributing building.

The proposed boundary of the Castlewood Terrace Historic District is, on the north and south, the rear property line of all the lots facing Castlewood from Sheridan Road to the north-south line that separates the 26 historic houses from the seven new ones, together with that line on the east and Sheridan Road on the west.

Conclusion

This is a street unique in Chicago, with wide lots, several open garden lots in the streetscape, and a fine collection of substantial brick houses, by more than a dozen architects, spanning thirty years of original construction, with many features that help to unify and harmonize the streetscape.

**United States Department of the Interior
National Park Service****NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 7 Page 7 **Historic houses**

Address	Permit date	Architect	Style	C/NC
819 Castlewood Terrace	1915 03 25	Robert C Berlin	Bungalow	C
824 Castlewood Terrace	about 1916	(unknown)	Prairie	C
			Renaissance	
830 Castlewood Terrace	1923 07 23	August C Wilmanns	Revival	C
835 Castlewood Terrace	1909 05 11	David Mahaffey		C
840 Castlewood Terrace	1923 09 01	William Bernhard	Modern	C
841 Castlewood Terrace	1908 03 17	Andrew Sandegren	Four-square	C
			Renaissance	
847 Castlewood Terrace	1927 06 24	J J Schwartz	Revival	C
849 Castlewood Terrace	1898 03 22	(unknown)		C
850 Castlewood Terrace	1914 04 24	C W Stevens	Prairie	C
854 Castlewood Terrace	1898 03 22	(unknown)	Four-square	C
			Renaissance	
859 Castlewood Terrace	1925 04 15	Lyman J Allison	Revival	C
900 Castlewood Terrace	1908 08 07	Walter E Perry	Four-square	C
904 Castlewood Terrace	1902 06 28	John S Woollacott	Four-square	C
905 Castlewood Terrace	1909 06 05	William D Mann	Tudor Revival	C
910 Castlewood Terrace	1909 06 05	William D Mann	Tudor Revival	C
916 Castlewood Terrace	1898?	(unknown)	Colonial Revival	C
917 Castlewood Terrace	1898 03 22	(unknown)		C
920 Castlewood Terrace	1909 12 17	C H Thompson	Queen Anne	C
921 Castlewood Terrace	1903 10 13	John S Woollacott	Four-square	C
924 Castlewood Terrace	1902 02 24	John S Woollacott	Four-square	C
927 Castlewood Terrace	1920 04 19	Walter E Perry		C
930 Castlewood Terrace	1911 09 02	J P Hettinger	Colonial Revival	C
936 Castlewood Terrace	1897 10 22	John A Rogers	Queen Anne/Tudor	C
937 Castlewood Terrace	1898 01 27	(unknown)	Four-square	C
939 Castlewood Terrace	1902/1914	(unknown)	Four-square	C
940 Castlewood Terrace	about 1914	(unknown)	Colonial Revival	C

Other structures

McCutcheon School (4840 Sheridan Road)	1963	Bertrand Goldberg	Modern	NC
---	------	-------------------	--------	----

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 7 Page 8

=====

Inventory of structures: Garages

The following houses have garages that, based on visual survey, and subject to revision, should be considered contributing structures (14): 819, 830, 835, 843, 849, 900, 904, 905, 916, 920, 921, 924, 937, and 939.

The following houses have garages that should be considered non-contributing structures (2): 841 and 936.

The following houses have garages attached (8): 824, 840, 850, 854, 859, 917, 930, and 940.

The house at 927 had an attached garage, but it has been bricked up.
The house at 910 has no garage.

Summary

Total contributing structures: 40: 26 houses and 14 garages.

Total non-contributing structures: 3: McCutcheon School (part) and two garages.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 8 Page 9

8. Statement of Significance

Summary

Castlewood Terrace is significant in the history of planning and land use (Criterion A). It embodies ideas about planning the future of a community by restricting the kind of structures that can be built and the kind of uses to which they can be put. These restrictions are now put in place by zoning, but a generation before zoning was adopted in Chicago, Castlewood was subject to the same kind of constraints by covenants in the original property deeds. Many subdivisions in Chicago and elsewhere had such restrictions at the outset; what is unusual about Castlewood is their persistence to our time, which occurred because the residents of this street went into the courts to defend the particular character of their community.

Castlewood is further significant for its architecture (Criterion C). The constraints that were placed on architects by the above restrictions resulted in a rare harmony, not in architectural style, which is diverse, but in materials, scale, and visual interest. Moreover, in the heart of the district every single house that was built in the period of construction of the principal residences, 1897-1927, stands today, without having been affected in a single case by demolition or by major reconstruction.

The period of significance is from 1896, when the subdivision was platted, to 1958.

The character of Castlewood Terrace

Castlewood Terrace is a street consisting exclusively of single-family residences, in a part of metropolitan Chicago that is built predominantly of multi-family residences, and indeed of high-rise buildings.

Castlewood Terrace is a street of building lots that are without exception 50 feet or more in width, in a city where the majority of house lots are 25 feet wide. The lots are uniformly 114 feet deep, which is below the 125-foot depth of the vast majority of Chicago house lots.

Castlewood Terrace is blessed with the presence of eight 50-foot house lots that have remained "unimproved" and to this day are used as yards, gardens, and open space, contributing to the streetscape. This spaciousness is very rare in the high-value neighborhoods along the lakefront.

Castlewood Terrace has a 25-foot building line or setback that has further protected the streetscape from encroachment. It has no rear alleys and this has resulted in every building lot having a curb cut and driveway. These are also unusual characteristics in Chicago.

It is important to look at the history of the street from the beginnings to recent times to see how these characteristics have been protected and preserved until they are seen in our time as rare and special.

Quick review of the development of Chicago

Chicago is the great mushroom city of the nineteenth century. Beginning as a frontier outpost around 1830, it roughly tripled its population from one decennial census to the next, with a pause after the great fire of 1871, and an inevitable decrease in the exponential growth factor as it became one of the world's largest cities at the end of the century.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 8 Page 10

The area of the City of Chicago was increased by over 300 percent, from 36 to 169 square miles, by the annexations of 1889. One of these annexations was the Town of Lake View, which includes Castlewood Terrace and the surrounding areas. The same stroke raised the population of the city above the one million mark.

Development of these annexed areas followed transportation corridors. For the area of interest, there were horse cars or cable cars from the early days, but faster commuting to the central city became a reality with the Milwaukee Road, with rail stations at Wilson Avenue ("Sheridan Park") and at Argyle Street ("Argyle Park"), both within a mile of the future Castlewood Terrace. Then in 1900 the Northwestern Elevated reached Wilson Avenue.

Meanwhile, real-estate interests had promoted and established a pleasure drive close to the lake, called the Sheridan Drive, or soon afterward Sheridan Road. This began in Lake View and extended far into the northern suburbs, skirting the lake shore so closely that its route was complicated by frequent turns to the west as the border of the lake drifts slowly westward. Castlewood Terrace was one of several new streets -- several of them called "Terrace" -- that ran from Sheridan to the lake shore.

The origins of Castlewood Terrace

The Castlewood subdivision was announced in the newspapers of the late 1890s. The plat of subdivision was recorded on July 6, 1896. It was a subdivision of part of a single lot in one of the pioneer property holdings in what was originally the Town of Lake View, incorporated into the City of Chicago by annexation in 1889.

The new subdivision was bounded on the north and south by Ainslie Street and Lafayette Parkway, on the west by Sheridan Road, and on the east by the sandy shore and the waters of Lake Michigan. Lafayette Parkway was later renamed Gunnison Street. Castlewood Terrace was opened as an east-west street through the center of the subdivision. Eighty-seven building lots were created: 21 on the south side of Ainslie, 21 and 22 on the north and south sides of Castlewood respectively, and 23 on the north side of Lafayette. All these lots were 50 feet wide except for the four irregular lots (Lots 21, 22, 64, and 65) at the water's edge. The lots on the north and south sides of Castlewood Terrace were 114 and 114.3 feet deep, respectively, and those on the lateral streets were 110 feet deep.

At this time the area was suburban in character. Development in the communities that would come to be known later as Uptown and Edgewater was clustered around the railroad stations, which were west of Sheridan Road and just east of Evanston Avenue (now Broadway). The 1885 atlas of the Town of Lake View shows that the land east of Sheridan and north of Lawrence had not yet been subdivided; actually Sheridan was not developed as a pleasure drive, much less as a motor route to the north, until the early 1890s. The proximity of the lakeshore was not seen by everyone as an attraction; the shore was in close to its natural state, and the further one was from the railroad, the longer one's commute to the city center.

Lot sales were put in the hands of the newly formed firm of Baird & Warner, which had an outlying office at the corner of Wilson and Evanston Avenues. As related in the Description section, nobody rushed to buy and build on Castlewood, and in the census of 1900 we find only four houses owned by families living there, and a fifth house where the only occupant is a watchman.

This is not out of line with the nearby streets. Only a little further west, however, streets are filling up, not only with single-family residences but with "flats" or apartment buildings, usually two-, three-, or six-flat buildings. In fact, on the 1905 Sanborn map, there are nine houses on Castlewood Terrace, but not a single building has appeared on the Castlewood side of the adjacent streets, Ainslie and Lafayette. The south side of Lafayette, however, already has a row of five six-flats. This suggests that the covenants on the Castlewood property are affecting the real-estate market, so that families (or speculators) building homes are

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 8 Page 11

choosing to put them in the protected environment of Castlewood Terrace, while those building apartments for rental income are avoiding the restricted property.

The covenants

The announcement in the Tribune on May 17, 1896, states that in the new subdivision the lots "will be sold under building restrictions, with ironclad protection against the construction of flats in the subdivision." On June 7 the Tribune states that "The lots have a building line twenty feet from the streets and the residences must be valued at \$5,000 or over." The Economist, a real-estate weekly, on October 30, 1897, mentions the building line, the prohibition of flats, "and the requirement that each lot shall contain not less than fifty feet of ground" [i.e., front feet].

In fact the covenants for Castlewood Terrace differed from those for the lateral streets. The building line was 25 feet instead of 20, but, more important, the building line on Castlewood was perpetual, while that on the lateral streets came with an expiration date. On May 26, 1906, the Chicago Title & Trust Company, owner of the property on the lateral streets, recorded a reduction of those lines from 20 feet to 10 feet, to expire in 25 years, so that after 1931 there would be no restrictions.

There is also strict language about the use of the property. No more than one building to be used for a dwelling shall be erected on a lot; no structure built or used for the separate housekeeping of more than one family shall be built on a lot; and no building or structure built or used for a livery stable or for conducting any kind of business shall be built on a lot.

One has only to drive along Sheridan Road in Rogers Park to see that building lines are not always perpetual, especially if there is no party with the interest and the standing to defend them. But the Castlewood deed states that the language of the restrictions extends to "the heirs, successors and assigns" of the parties, and "may be enforced by ... each and every of its successors and assigns of any part or parts of said subdivision fronting on the street known as Castlewood Terrace." Several times over the years property owners on Castlewood have gone to court to enforce these restrictions.

In 1929, the owners of the property at the corners of Castlewood Terrace and Sheridan Road attempted to have the restriction to single-family residential use removed. In fact by this time Chicago had a zoning ordinance, and the property along Sheridan was zoned for commercial use. This naturally affected property values and real-estate taxes. However, Castlewood residents blocked the change, and their position was upheld by the Illinois Supreme Court.

In two lawsuits in the 1960s, similar legal action prevented the use of a house on Castlewood as a religious commune, and the development of the new land at Marine Drive, recovered by landfill from the lake and thus extending the original Castlewood property, was blocked by showing that the single-family restriction was enforceable even here.

Comparable covenants

Sheridan Road in Rogers Park originally had a very deep building line on both sides, giving it the character of a parkway, even when it became a major artery clogged with automobiles. But in the latter half of the 20th century, developers found that they could violate the building lines with impunity. The City of Chicago did not enforce these lines, and the community was unable or unwilling to do so. The result was a drastic change in the streetscape.

For a residential comparison, the Sheridan Park neighborhood of Uptown (National Register 1985), walking distance from Castlewood, is instructive. The original Sheridan Park deeds provided for building lines that ranged as high as fifty feet on some

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 8 Page 12

blocks. Over the years, these were encroached upon, first with porches, then with entire building fronts. The community was not organized to prevent this. Only around 2000 did residents lobby successfully for amendments to the Chicago zoning ordinance that incorporated new building lines, based on, though not coincident with, the original lines.

The lakefront

In the 1920s, with changes in the social life of the unmarried, and in bathing fashions, the lake beaches became increasingly attractive. At the same time, transportation along Sheridan Road became more practical, with better paving, traffic lights, and the introduction of bus routes. The result was that it became much more interesting to live close to Lake Michigan.

In the end this trend produced what we have today, often referred to as "a wall of high-rises" providing dense housing for those who appreciate the lake. Of course a high building also provides its residents with remarkable views, and the lake view is rivaled only by the downtown skyline.

Already in 1905, architects Marshall and Fox built an 8-story luxury apartment building in the Gold Coast, at 1100 Lake Shore Drive. Benjamin Marshall, a playboy and one of the first automobile users in Chicago, became identified with this style of life. The same architects built the 12-story luxury apartments at 1550 North State Parkway in 1911, and in 1915 they came north to the 5300 block of Sheridan Road and built the 16-story Edgewater Beach Hotel, just half a mile north of Castlewood Terrace. (A 22-story addition was built for the hotel in 1923.) Even closer, the 15-story Aquitania was built at Argyle and the lake in 1923.

The long-awaited construction of Lake Shore Drive to this area did not come about until the mid-1930s. With it came the removal of the beach from Castlewood and its neighboring streets, far to the east on the other side of the Drive. Marine Drive was put through as a service drive, and for the first time, in 1936, Castlewood Terrace had ingress and egress at both ends.

Lots 22, 63, and 64 on Castlewood were now ripe for development. In fact they were much expanded -- these lots now encompassed about 190 and 200 feet on the north and south sides of Castlewood, respectively. Development was generally slow or non-existent during the Depression and World War II. After the war, the owners of this land did not move quickly to develop it. And the Castlewood Terrace residents were prepared to fight against the kind of high-rise development that was occurring all around.

In 1965 the owners of these corner lots attempted to set aside the covenants on the properties in order to build multi-family (and presumably high) buildings. Castlewood residents took them to court, won a declaratory judgment, and then also prevailed in the Illinois Appellate Court. Otherwise the corners of Marine and Castlewood undoubtedly would look quite different today.

Architecture

The 26 historic houses on Castlewood Terrace should not be classed as mansions. They are large, comfortable houses for the upper middle class. Of the 13 families listed in the 1910 census, not one had more than one servant; several had no servants, or at least none living in.

Perhaps the most imposing house is the one at 835, dating from 1909. Its dimensions (from the building permit) are 41 by 42 by 32. Since it was announced as a two-story brick residence, it would appear to have had about 3200 square feet of living space, plus attic and basement. The Cook County Assessor's interactive mapping web page gives 3,896 improved square feet, suggesting that part of the attic has been finished. This is a large and comfortable house, but in the first decade of the 21st

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 8 Page 13

century there are countless larger houses being built.

Using the Assessor's figures, half of the houses have between 2850 and 3450 square feet, a range of plus or minus 10 per cent; and all but three have between 2350 and 3900. The point is that the constraints imposed on the architects and the clients have produced a high degree of coherence, beginning with dimensions. Almost all the houses have a width between 26 and 36 feet, imposed by the 50-foot lot and the need for a side drive. All but one of the building permits that have been found announce a two- or two-and-one-half-story residence -- even that for 930, which certainly presents as three stories.

As mentioned before, all the houses are brick. All have a curb cut and at least a bit of a driveway. All are set back from the sidewalk. This all contributes to a satisfying and harmonious streetscape.

This is not, however, a street of cookie-cutter houses. Only a few pairs of these houses show a strong family resemblance. Almost all the houses were architect-designed, and fourteen different designers have been identified. The upper-middle-class character of the clientele generally called forth a variety of design treatments, with varying ornamental use of brick, art glass, bays and dormers.

Some of the family resemblances have been mentioned in the Description. 849 and 917 were built on the same permit, as were 907 and 910. But the two houses designed by Walter Perry, 900 and 927, built in 1908 and 1920 respectively, hardly resemble each other, aside from an overall rectangularity. The two classical houses at 930 and 940 were built a few years apart; it is not known who the architect was for 940. The yellow-brick houses at 850 and 859 have a strong resemblance, but were designed by different architects 11 years apart.

Architectural styles

The 30-year time span (1897-1927) of the 26 houses covers a wide range of popular architectural styles in America. The Castlewood houses do not follow the chronology of styles strictly.

The oldest house, 936, is classified by the Chicago Historic Resources Survey (CHRS) as "Classical Revival, with Princess Anne and Craftsman details." This shows the difficulty of applying stylistic labels to unique houses. Perhaps the triangular central feature of the front porch recalls a tympanum, but not much of the house is classical. Most of the brick is laid in Flemish bond. "Princess Anne" refers to a modest form of the American Queen Anne, a style which emphasizes a picturesque variety of elements, with complex massing and different surface treatments. For example, this house has a round bay, a polygonal bay, and at least three different shapes of dormers. It also has a band of stucco with the appearance of half-timbering just below the eaves. This is sometimes thought of as a Tudor Revival element and sometimes -- especially in the case of a narrow horizontal zone -- as a Craftsman or Prairie School element. It should be noted that the architect, John Arthur Rogers, was the younger brother of James Gamble Rogers, whose career had not yet taken off in 1897. But by 1901 Gamble Rogers was designing a number of houses on Dover Street in Sheridan Park that have a strong English flavor, with the half-timbered effect. Also, in August 1896, John Rogers announced the planning of nine houses in the nearby Buena Park neighborhood (where the family lived) in the "English Gothic" style. (None of these have been identified, and they may have all been lost to redevelopment.) Those houses may have recommended the young architect to the Castlewood speculators.

The house at 916, also from the late 1890s, has a symmetrical facade with shallow round brick bays (in header bond), a style associated with the American colonies, reminiscent of old houses in Boston for example. In Chicago there were some very prestigious houses in this style, such as the Lathrop House at 120 East Bellevue Place of 1891 (National Register 1974), designed by McKim Mead & White.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 8 Page 14

At 937, 917, and 849, and perhaps at 854, we have several houses built in 1898 that are very plain in massing, not much more than brick boxes, but all of which probably (and three of which definitely) had similar front dormers, in an attractive polygonal style, with Colonial-type windows similar to the dormer window in 916. Note the use of Roman brick in 937.

The three houses designed by John Woollacott in 1902-03 do not bear a strong resemblance. The one at 904 is what one calls an "American four-square." This denotes a house with simple rectangular massing, commonly with a wide front porch and a large central front dormer, and usually symmetric to the street. 904 is a classic example. 921 has the wide front porch, and may have had the central dormer, though that feature has been altered. It also has an oriel window on the east side. It is not known whether the oversized brackets are original; probably not. 924, which was built for the Woollacott family, differs in having the entrance on one side of the facade, and it has a windowless attic which may be an alteration.

The house at 939 does not fit the chronology neatly, because it was built at Sheridan Road and Leland Avenue around 1902 and moved to this location in 1914. It is perhaps a four-square, with the central dormer, but built in Roman brick, with an oriel on the west, a bay on the east, and several arched windows. The enclosed front porch dates from the 1950s and is not incompatible with the style but the brick is not a match.

841, by the noted apartment architect Andrew Sandegren, is a little like 924, having many characteristics of the four-square, with the central dormer, but like 924 with the door off center. The one-story wing on the left is apparently original, or at least it appears on the 1928 Sanborn map. 900 looks like a budget version of 936, a plain brick box but with the horizontal band of stucco with a half-timbered effect that could be styled as Tudor or Prairie.

This brings us (chronologically) to the imposing house at 835. The CHRS gives up on this house and does not assign either an overall style or a style of details. Certainly the balustrades on the open front porch and the Palladian windows in the large dormers give at least as much classical feeling as the CHRS attributed to 936. The oriel window over the door, the off-center setting of that door, the flat-arched windows, and the interrupted eaves, give the house a great deal of visual interest, without dropping it into a stylistic pigeonhole. The architect was David Mahaffey.

The two sister houses at 905 (or 907) and 910 were built on permits issued the same day in 1909 to the same owners, the Maltmans, by the same architect, William D. Mann. They are in a kind of suburban Tudor style, with big gables in all directions, a brick first floor and a stucco second floor and some timbering. They were evidently not built on exactly the same plan but the family resemblance is hard to miss, even after the recent changes to the front of 905.

The house at 920, built by C. H. Thompson for his own family, starts out to be a four-square, with an open front porch and an unusually interesting central front dormer -- matched by dormers on either side -- but breaks out of that style with a round corner bay that cuts off the front porch and breaks through the eaves to meet with the front dormer. With this bold feature it forges a compromise between Foursquare and Princess Anne.

The houses at 930 and 940 were built in 1911 and 1914 respectively and share a generally classical style, with simple massing, and with Colonial details. 930 is listed in the CHRS where it is said to be "Colonial Revival with Georgian and Prairie details." The current writer fails to identify the Prairie details. While 930 appears from the front to have three stories, one sees from the side that the third story only goes a little way back. There are tall windows with a French flavor, with iron grilles. 940 has its windows covered with grilles but this may have been a later addition for security. Both houses are rectangular brick structures with brick quoins on the corners; 930 has an open front porch, contributing further to the classical flavor, while the front porch at 940 is enclosed. The architect of 940 has not been found; that of 930 is J. P. Hettinger, and not J. T. Hetherington, who is given in the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 8 Page 15

CHRS.

The fourth and last house listed in the CHRS is 850, designed in 1914 by architect C. W. Stevens (and not in 1917 by Davidson & Weiss, as in the CHRS; they did the garage at that time). Here the CHRS abstains from assigning a general style, but mentions Prairie details. That seems reasonable, based on the wide eaves of the octagonal one-story front porch, the bands of casement windows, and the stone course high above the first floor giving a subtle horizontality. It is interesting to pair this house with 859, designed in 1925 by Lyman J. Allison, also in yellow brick, also much deeper on the lot than it is wide, also with a side entrance facing a garden lot, also with an attached garage in the rear, also with a one-story octagonal front porch. This porch does not have any eaves at all. This house has a tile roof; 850 does not, though perhaps it did at one time. 830 is another deep yellow-brick house with a side entry facing a garden, like 850 and 859, with an octagonal front porch lacking eaves, and a tile roof. Its arches and other details give it a little touch of Renaissance style, but like 850 and 859 it is difficult to pigeonhole. One is free to wonder whether Allison or his client admired 850 or 830 and used those designs as a starting point. Allison was a very prolific architect and seems to have had no strong stylistic tendency.

Certainly the common material, massing, and detail of these three houses is a factor in the general perception of architectural unity on this street.

In 1914-16 two houses were built at the east end of the street, at 819 and 824, right next to the little bluff and the beach. 824 has some affinity with 850 and 859: deep and not so wide, with a side entrance -- in this case facing the lake -- and a one-story front porch, in this case rectangular; and in red brick, not yellow. It has a Prairie flavor deriving from the high string course under bands of narrow windows, and the wide overhanging eaves. Across the street, 819 is a rogue house for Castlewood, being a one-story bungalow-style house. It was designed by Robert C. Berlin who is certainly not best known for this style. One wonders what the front windows, now very large undivided panes, might have looked like originally. It has some features of the bungalow style, such as the tile roof and the battered piers at the front corners, but is clearly a one-off architect design.

The house at 927, designed by Walter Perry in 1920, is disconcerting to an architectural historian because of the heavy overhanging windowless roof, the shingle-roofed front porch, and the shutters, all suggesting modifications after the historic period. It is interesting, however, to compare this roof with the one just across the street at 924, also heavy, deeply overhanging, and windowless.

There remain to be discussed two houses from the 1920s. 840, designed by William Bernhard in 1923, is perhaps the most modern house on Castlewood, if only in its plainness, plain both in massing and in detail. It is not known whether or not the windows were originally treated this way, but the attached garage and the room over the garage both reached more or less this state during the historic period, probably in 1929. The house at 847, designed by J. J. Schwartz in 1927, is in a style that was becoming popular at that time. In fact it is basically a brick box, but with a stylish entrance on the side, and in the front a nicely proportioned one-story sun room with arched windows, lending a touch of Mediterranean flavor.

A detail that links some of these various houses is a type of bracket under the eaves, in a closely similar style: see 904, 916, and 940, houses that date from 1902, 1898, and 1914 respectively. It is interesting to look for details like this that contribute to the harmony of the streetscape.

Architects

The case for the significance of Castlewood Terrace is not made on the strength of famous architects. On the contrary, there is perhaps not a single architect represented here (as far as is known) whose name means anything to anyone who is not a

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 8 Page 16

student of Chicago architecture. It must be said that the architects of several houses have not been found, so the following remarks assume that, if and when they are found, they will not substantially alter the conclusions drawn.

Just three of these architects are listed in the standard reference, Withey's Biographical dictionary of American architects deceased -- Berlin, Mann, and Rogers -- and the same three are in the Avery Obituary Index.

Robert Carl Berlin (1851-1937) is best known as the architect of the YMCA and of Wieboldts. He designed several neighborhood department stores for Wieboldts, and also a mansion for the family in Chicago. For the YMCA he designed several neighborhood facilities and also the YMCA Hotel at 816-830 South Wabash, which, curiously, dates from the same year, 1915, as the bungalow at 819 Castlewood. This hotel was announced in the Tribune on the same day as Marshall and Fox's Edgewater Beach Hotel, and the Y Hotel gave a higher construction cost. Students of Uptown should know that Berlin lived for some years on Malden Street in Sheridan Park, and designed several large residences on Malden, including the imposing Clark residence at the northwest corner of Wilson.

William D. Mann (1871-1947) is credited with only two buildings in the CHRS, 3102 Palmer Boulevard and 21-31 East Elm. On the Internet he is found to be the architect of the Highland Park Theatre, originally the Alcyon. These all come after his two houses on Castlewood. The CHRS also lists 17 houses in Hyde Park by Mann MacNeille & Lindberg, all dated 1903 or 1904. It is stated in Withey that he designed "hundreds of residences."

John Arthur Rogers (1870?-1934) was, as mentioned above, the younger brother of the famous James Gamble Rogers. The house at 936 Castlewood is the only building credited to him in the CHRS, except for a 2-flat by the partnership of Rogers & Woodyat in 1910 at 3111 Palmer Boulevard, curiously just across Palmer Square from 3102 where Mann would build a 2-flat in 1912.

Andrew Sandegren, architect of 841 Castlewood, is a highly regarded architect of apartment buildings, and is of comparable stature (at least) to the above three. He is known for his apartment buildings, such as the highly respected Oak Ridge Apartments in Evanston (1914). He is credited with 19 buildings in the CHRS (9 coded orange), compared with 8 for Berlin (7 orange). Among these are apartments at 1233-45 Astor Street (1911), 301-317 Fullerton Parkway (1915), and 1401-11 North State Parkway (1912), and also on Prairie Avenue and King Drive. And a residence at 579 Hawthorne Place, with its facade now dominated by a two-car garage.

David Mahaffey, designer of the imposing house at 835 Castlewood, is credited with nine buildings in the CHRS, mostly residences. He designed a fine luxury two-flat on Malden Street in Sheridan Park that was torn down not long ago in favor of a new eight-condo building.

It was mentioned that Lyman J. Allison, architect of 859 Castlewood, was prolific. He has 21 buildings in the CHRS, six of which are code orange. In the 1923 Polk's Directory of Chicago, in the classified advertising section, he is the only architect who has bought space, a large display ad. This seems to have been good for business; most of his Survey buildings date from the 1920s and later.

The point is that these are not especially significant architects. The beauty of Castlewood Terrace is that of a street of houses designed by architects, but not especially distinguished architects, working with budgets and constraints that allowed them to produce attractive houses and above all an attractive streetscape. Thus Castlewood Terrace testifies, not to the individual significance of its architects, but to the general quality of residential architecture and the building industry in Chicago in the period of its construction.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 8 Page 17

Comparable nearby areas

A number of neighborhoods in the same general area as Castlewood were laid out with 50-foot lots and originally developed with suburban-style comfortable middle-class houses. Sheridan Park (National Register 1985) and Lakewood-Balmoral (National Register 1999) have been mentioned. These areas differ in many ways from Castlewood. Lakewood-Balmoral is several blocks in each direction, so that it does not have the enclosed feeling of Castlewood. The houses are more varied, many of them built in wood, and many altered in various ways. There are also a number of two-flat buildings and other variations from single-family construction. The same could be said for East Ravenswood, a little further away (National Register 1991).

Sheridan Park has had so much redevelopment, from the 1920s on, and so much demolition in the 1960s and 1970s, that its national significance derives more from the story it tells of the evolution of a city neighborhood through the generations. And, like Lakewood-Balmoral and East Ravenswood, Sheridan Park consists of a number of blocks with streets crossing both ways.

It goes without saying that the streets closest to Castlewood, being so near the lake shore, have been subjected to the most intense development, with tall multi-family buildings dominating the lakefront and many other corners. Castlewood's lateral streets, Gunnison and Ainslie, were built up largely in the 1910s with two-, three-, and six-flat structures, and during the era of blight they were not much redeveloped; but there is not one single-family residence on those streets east of Sheridan.

Comparing other lakefront single-family zones

By examining the City of Chicago zoning map, we learn that there are five small areas near the lakefront that to this day are zoned for single-family residences (formerly R-1, now RS-1 zoning classification). These are Albion Avenue in Rogers Park, Castlewood Terrace and Hutchinson Street in Uptown, Hawthorne Place in Lakeview, and an area centered on 72nd Place in South Shore.

Hutchinson and Hawthorne are blessed with a number of real mansions and houses of special architectural interest, and have received more attention from planners and preservationists than has Castlewood. Both are designated Chicago Landmark Districts, Hutchinson in 1977 and Hawthorne in 1996. Hutchinson is the heart of the Buena Park National Register District (listed 1984). The other two streets have no recognition.

No effort will be made to denigrate Hutchinson or Hawthorne here in favor of Castlewood, but they do not defeat the arguments that have been made about the unusual nature of Castlewood.

Hutchinson Street, originally Kenesaw Terrace, is a two-block-long district, crossed by a collector street, Clarendon Avenue. Like Castlewood, it originally led to the beach, but is now far removed from the lake's edge, with Marine Drive and the Lake Shore Drive intervening, as well as Lincoln Park. It features several very grand mansions -- three of more than 7,000 square feet and three others of about 5,000 or more. It features five grand houses designed by George W. Maher, a nationally important architect. It differs from Castlewood in the contrast between the mansions at the west end and the less imposing houses toward the east. Also, there are a number of houses built later than anything on Castlewood, including six built after 1940.

Hawthorne Place Chicago Landmark District consists of 17 residences, dating from as far back as the 1880s, thus much older than Castlewood, and as late as 1937. Some very large lots give spaciousness to the streetscape. One house, at 574, was designed by the world-famous firm of Burnham and Root, although neither the Illinois Historic Structures Survey nor the CHRS

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 8 Page 18

makes mention of that fact. The big difference here is that the east end of Hawthorne is broken up, first by a school, the Chicago City Day School, and then by several tall buildings, one of about 30 stories and one of 35 or 40, which tell in dramatic fashion what might have happened at Castlewood and Marine. At the west end, where Hawthorne meets Broadway, the corners are apartments and retail, as might have been expected at Castlewood and Sheridan. But Castlewood remains single-family from one end to the other.

On both of these very distinctive streets, there is a fair number of curb cuts and driveways, though not everywhere as in Castlewood. One is disturbed to see a few houses on Hutchinson and Hawthorne where the front yard has been excavated and one drives from the street into a basement garage. A small number of Castlewood houses have garages near the front (930, 927, and notably 840), but the driveways are on grade.

The part of Albion Avenue with which we are concerned runs from Sheridan Road to the lake, where it actually has a city park and a public beach, just north of the Loyola University lakeshore campus. The north side is uninterrupted; on the south side a street comes in which turns out to be the last (northernmost) block of Winthrop Avenue. There are about 20 single-family houses, and there is a very uniform character to which most of them belong: they are American four-square houses, with large central porches and most of the usual features described above in connection with Castlewood. The houses that are not in this style stand out. There is one at 1112 West Albion from 1936 that has an English Gothic quality. The house at 1127 is certainly postwar. East of Winthrop and next to the park are two split-level houses from the 1960s. Thus Albion has the most unity, in its predominance of four-squares, but the intrusion of the postwar houses is thus all the more disturbing. The CHRS anointed four houses here with code orange, indicating unusual interest; all are four-squares, dating from between 1913 and 1925, like most of the street.

Just beyond South Shore Country Club at the lake shore there is a little enclave of single-family houses, preserved by R-1 zoning. Most are modest bungalows. Like Albion, 72nd Street and 72nd Place go right down to the beach, but here the beach seems to be fenced off and apparently private. A couple of houses that face the beach are quite attractive. The only house listed in the CHRS is a rather dramatic bungalow at 2565 East 72nd Place, designed in 1914 by William Q. Bendus (the CHRS incorrectly gave this as Bendir). This district is smaller and the houses more modest than in the other four; it could be described as a small number of distinctive lakeshore residences against a background of bungalows.

Conclusion

Castlewood Terrace looks today very much as it did when the last of its historic houses was built in 1927. This is the result of the foresight of the subdividers and developers who created the street, and of the determination of its residents to preserve its character, even, when necessary, in the highest courts of Illinois. In the hands of a talented list of local architects, the covenants set forth in the original deeds led to a rare combination of unity and variety among the historic houses, all the more unusual, if not unique, along Chicago's lakefront.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 9 Page 19

Bibliography

Atlas of the Town of Lake View. Nicolai, Chicago, 1885.

Avery Obituary Index of Architects. Avery Library.

Blue book of selected names of Chicago and suburban towns.
Chicago, various years 1890--1916.

Chicago Historic Resources Survey: An inventory of architecturally and historically significant structures.
Commission on Chicago Landmarks and Chicago Department of Planning and Development, 1996.

Chicago Tribune. Accessed through Proquest Historical Newspapers on line.

City of Chicago ancient permit records.

Cook County Assessor, website.

Cook County Recorder of Deeds. Property title information records ("tract books"), volume 542-B.

The Economist (weekly business newspaper). Chicago, various dates, 1896-1927.

Hoyt, Homer, One hundred years of land values in Chicago, University of Chicago Press, 1933.

Lakeside directory of the city of Chicago. Chicago, various years, 1875-1922.

Polk directory of the city of Chicago. Chicago, 1923.

Sanborn (fire insurance) maps. 1905, volume 17, sheet 81; 1928, volume 17-S, sheets 103-104.

Summaries of various lawsuits:

Cuneo v. Chicago Title & Trust Co. et al. 337 Ill. 589, 169 N.E. 760 (1930).

Simons v. Work of God Corp., 183 N.E. 2d 729, 36 Ill.App.2d 199 (Ill. App. 1 Dist. 1962)

Paschen v. Pashkow., 211 N.E. 2nd 576, 63 Ill. App. 2d 56 (Ill. App. 1 Dist, 1965)

United States Bureau of the Census. Census taker's notebooks, 1900, ED 772; 1910, ED 1019 and 1048.

Withey, Henry F. & Elsie R., Biographical dictionary of American architects (deceased).
Los Angeles, 1956.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Castlewood Terrace Historic District
Name of Property

Cook County, Illinois
County and State

Section 11 Page 21

List of photographs

IL_CookCounty_Castlewood Terrace (CT)

IL_CookCounty_CT01a	936 Castlewood Terrace. View looking north/northeast from street, showing front and part of west side.
IL_CookCounty_CT01b	936 Castlewood Terrace. Detail looking northeast from sidewalk: second floor and attic, with varied dormers, tile roof, Tudoresque frieze.
IL_CookCounty_CT02a	916 Castlewood Terrace. View looking northwest from curb, showing front and east side.
IL_CookCounty_CT02b	937 Castlewood Terrace. View looking northwest from curb, showing front and east side.
IL_CookCounty_CT03a	849 Castlewood Terrace. View looking south from street, showing front.
IL_CookCounty_CT03b	917 Castlewood Terrace. View looking southwest from curb, showing front and east side.
IL_CookCounty_CT04a	854 Castlewood Terrace. View looking northwest from curb, showing front and east side. In background, rear stairs of an apartment building on Ainslie St.
IL_CookCounty_CT04b	904 Castlewood Terrace. View looking north from street, showing front.
IL_CookCounty_CT05a	924 Castlewood Terrace. View looking northwest from street, showing front and east side, largely masked and shaded by trees.
IL_CookCounty_CT05b	921 Castlewood Terrace. View looking southwest from street, showing front and east side.
IL_CookCounty_CT06a	841 Castlewood Terrace. View looking south/southwest from curb, showing front, and a little of east side.
IL_CookCounty_CT06b	900 Castlewood Terrace. View looking northeast from curb, showing front and west side.
IL_CookCounty_CT07a	939 Castlewood Terrace. View looking south/southeast from street, showing front, glimpse of west side.
IL_CookCounty_CT07b	Streetscape of Castlewood Terrace, looking west from about No. 816.
IL_CookCounty_CT08a	835 Castlewood Terrace. View looking southeast from street, showing front and west side.
IL_CookCounty_CT08b	920 Castlewood Terrace. View looking northeast from curb, showing front and west side.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section 11 Page 22

- | | |
|---------------------|---|
| IL_CookCounty_CT09a | 905 (aka 907) Castlewood Terrace. View looking southeast from curb, showing west side and front. |
| IL_CookCounty_CT09b | 910 Castlewood Terrace. View looking northeast from curb, showing front and west side, front partially hidden by large tree. |
| IL_CookCounty_CT10a | 930 Castlewood Terrace. View looking north/northeast from curb, showing front; covered carport and garage seen on west side. |
| IL_CookCounty_CT10b | 940 Castlewood Terrace. View looking northeast from sidewalk, showing west side with entrance porch; front hidden by trees. In foreground, chain-link fence and corner of McCutcheon School property. |
| IL_CookCounty_CT11a | 850 Castlewood Terrace. View looking northwest from street, showing front, east side, and part of side yard. |
| IL_CookCounty_CT11b | 859 Castlewood Terrace. View looking southeast from street, showing front, west side, and part of side yard. |
| IL_CookCounty_CT12a | 830 Castlewood Terrace. View looking northeast from far curb, showing front, west side, and side yard.
In background, apartments on Ainslie St.; one is 8 stories. |
| IL_CookCounty_CT12b | 824 Castlewood Terrace. View looking northwest from far curb, showing front, east side, and side yard.
In background, 8-story apartment building on Ainslie St. |
| IL_CookCounty_CT13a | 819 Castlewood Terrace. View looking southwest from sidewalk, showing east side and front. |
| IL_CookCounty_CT13b | 927 Castlewood Terrace. View looking southwest from street, showing front and east side. Driveway leads to bricked-up wall, originally an attached garage. |
| IL_CookCounty_CT14a | 840 Castlewood Terrace. View looking north from street, showing front, with attached garage on east. |
| IL_CookCounty_CT14b | 843 Castlewood Terrace. View looking southeast from curb, showing front and east side. |
| IL_CookCounty_CT15a | Garages behind 843 and 849 Castlewood Terrace, on left (east) and right (west) respectively, looking south along shared driveway from front sidewalk. |
| IL_CookCounty_CT15b | New (1988) houses at 817-807 Castlewood Terrace. View looking southeast from curb. Brick fronts of 807, 811, and 817 seen (left to right); glimpse of 801 (furthest east) in background. |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Castlewood Terrace Historic District
Name of Property

Cook County, Illinois

County and State

Section 11 Page 23

- | | |
|---------------------|--|
| IL_CookCounty_CT16a | McCutcheon School, view looking northwest from cul-de-sac at west end of Castlewood Terrace, showing south front. In background, apartment building across Sheridan Road. |
| IL_CookCounty_CT16b | McCormick Boys and Girls Club. View looking southwest from Castlewood Terrace sidewalk, showing north and east sides of club building. In foreground, part of the Club property that lies in the proposed district (club building is outside proposed boundary). |

All photographs were taken in 2008
by Martin Tangora or by Wes Groot.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

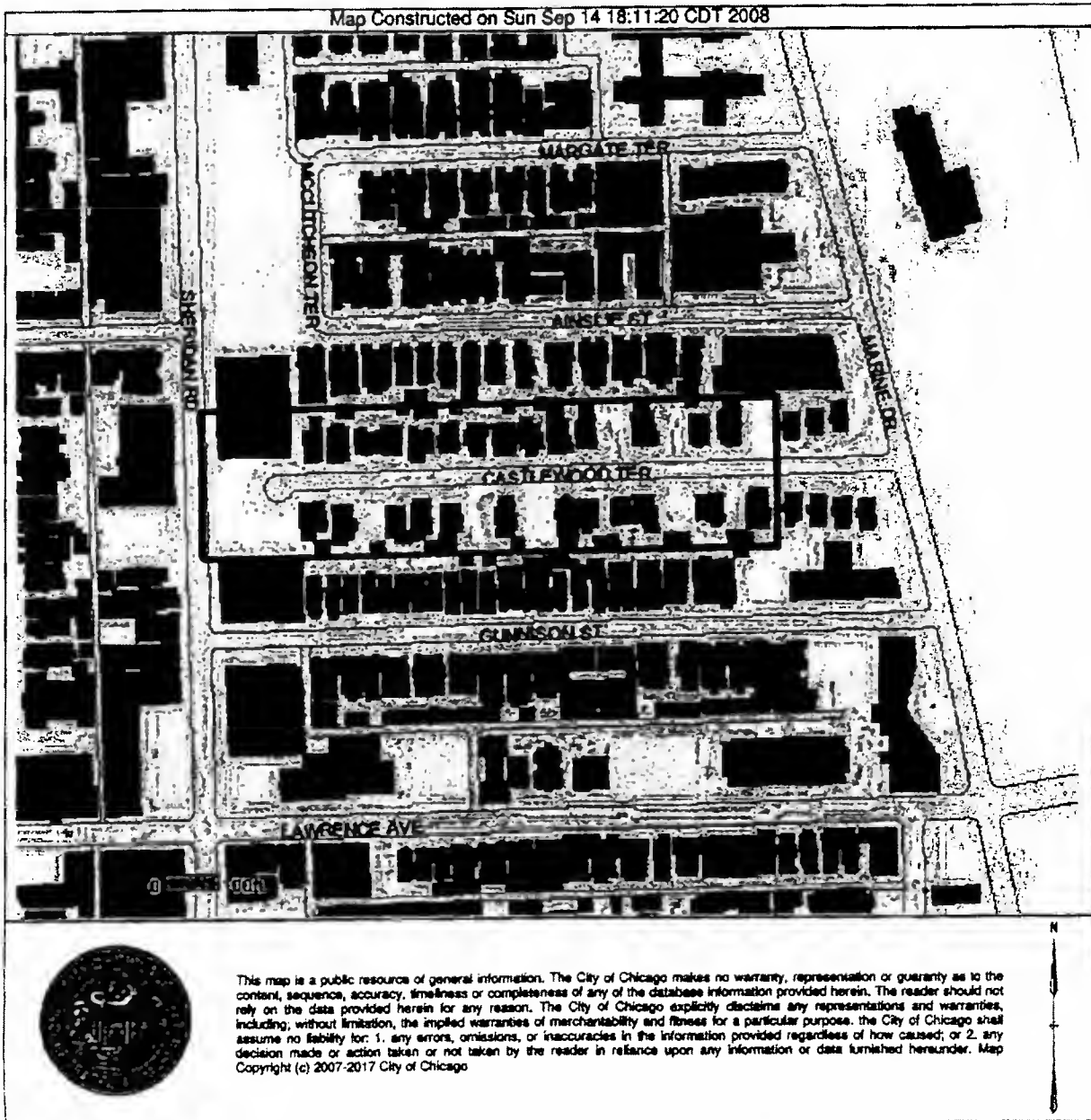
Castlewood Terrace Historic District

Name of Property

Cook County, Illinois

County and State

Section _____ Page _____



**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Castlewood Terrace Historic District
Name of Property

Cook County, Illinois
County and State

Section 10 Page 20

Boundary

Verbal boundary description

Lots 23-42 on the north side of Castlewood Terrace, and lots 43-62 on the south side. Thus the proposed district is bounded on the west by Sheridan Road, on the north and south by the rear property lines of the above lots, and on the east by the north-south property lines that separate lot 22 from lot 23 and lot 62 from lot 63. (This line is 1000 feet east of the east line of Sheridan Road.)

Boundary justification

The peculiar nature of Castlewood Terrace derives from the covenants in the original deeds. They apply to all the original lots on both sides of that street, from Sheridan Road on the west to the line of the 1896 lake shore on the east.

The remaining lots on the east end of Castlewood Terrace, while also protected by the covenants, were not developed until the 1980s, which is outside the period of significance.

Map Constructed on Sun Sep 14 18:11:20 CDT 2008



This map is a public resource of general information. The City of Chicago makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. The reader should not rely on the data provided herein for any reason. The City of Chicago explicitly disclaims any representations and warranties, including; without limitation, the implied warranties of merchantability and fitness for a particular purpose. the City of Chicago shall assume no liability for: 1. any errors, omissions, or inaccuracies in the information provided regardless of how caused; or 2. any decision made or action taken or not taken by the reader in reliance upon any information or data furnished hereunder. Map Copyright (c) 2007-2017 City of Chicago

